



CITY PLANNING COMMISSION

September 11, 2013 / Calendar No. 9

C 130235 ZMM

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8d, by establishing within an existing R8 District, a C2-5 District bounded by a line midway between East 28th Street and Pedestrian Way, a line 100 feet westerly of First Avenue, Pedestrian Way, and Mount Carmel Place, Borough of Manhattan, Community District 6, as shown on a diagram (for illustrative purposes only) dated April 8, 2013.

This application (C 130235 ZMM) for an amendment to the Zoning Map was filed by New York City Department of Housing Preservation and Development (HPD) on March 28, 2013 to facilitate the development of a mixed-use building with a total of approximately 55 dwelling units to be developed as “micro-units”. The proposed development would also provide for 678 square feet of commercial space.

RELATED ACTIONS

In addition to the zoning map amendment which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 130236 HAM Designation of an Urban Development Action Area and Project, and disposition of city-owned property

BACKGROUND

A full background discussion and description of this application appears in the related report for an Urban Development Action Area, Project and disposition of city-owned property application (C 130236 HAM).

ENVIRONMENTAL REVIEW

This application (C 130235 ZMM) in conjunction with this application for the related action (C 130236 HAM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the Office of the Deputy Mayor for Economic Development (ODMED). The designated CEQR number is 13HPD058M.

A summary of the environmental review and the Final Environmental Impact Statement appears in the related report for a zoning text amendment (N 130236 HAM).

UNIFORM LAND USE REVIEW

This application (C 130235 ZMM), in conjunction with the application for the related action (C 130236 HAM) was certified as complete by the Department of City Planning on April 8, 2013, and was duly referred to Manhattan Community Board 6 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 6 held a public hearing on this application on June 12, 2013, and on that date, by a vote of 33 in favor, 7 opposed, and 2 not entitled to vote, adopted a resolution recommending disapproval of the application.

A summary of the recommendations of Community Board 6 appears in the related report for the Urban Development Action Area, Project and disposition of city-owned property (C 130236 HAM).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on July 17, 2013.

A summary of the recommendations of the Borough President appears in the related report for the Urban Development Action Area, Project and disposition of city-owned property (C 130236 HAM).

City Planning Commission Public Hearing

On July 10, 2013 (Calendar No. 6) the City Planning Commission scheduled July 24, 2013 for a public hearing on this application (C 130235 ZMM). The hearing was duly held on July 24, 2013 (Calendar No. 29) in conjunction with the public hearing on the application for the related action (C 130236 HAM).

There were a number of appearances, as described in the related report for the Urban Development Action Area, Project and disposition of city-owned property (C 130236 HAM) and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map, in conjunction with the related action, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the related report for the Urban Development Action Area Project and the disposition of city-owned property (C 130236 HAM).

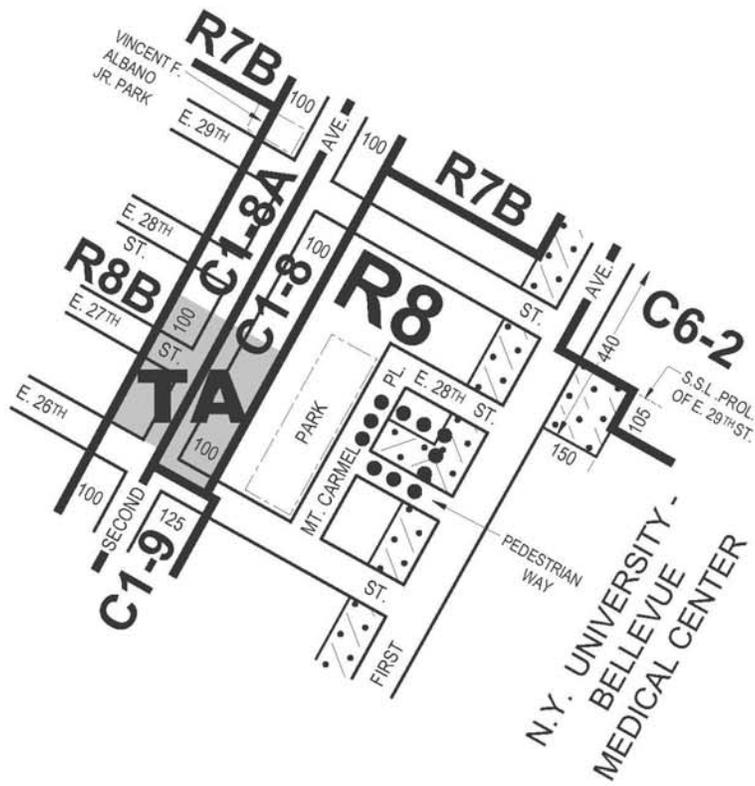
RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961 and as subsequently amended, is hereby amended by changing the Zoning Map, Section No. 8d and by establishing within an existing R8 District, a C2-5 District bounded by a line midway between East 28th Street and Pedestrian Way, a line 100 feet westerly of First Avenue, Pedestrian Way, and Mount Carmel Place, Borough of Manhattan, Community District 6, as shown on a diagram (for illustrative purposes only) dated April 8, 2013.

The above resolution (C 130235 ZMM), duly adopted by the City Planning Commission on September 11, 2013 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
8d

BOROUGH OF
MANHATTAN

New York, Certification Date
 SEPTEMBER 11, 2013

J. Miraglia, Director
 Technical Review Division



- NOTE:
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by establishing a C2-5 District within an existing R8 District.
 - Indicates a C2-5 District.
 - Indicates a Special Transit Land Use District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.